118.0	0003	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	625,900	/	625,900
USE VALUE:	625,900	/	625,900
ASSESSED:	625,900	/	625,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEUTEL CHRISTOPHER E & MEGHAN
Owner 2:	
Owner 3:	
Street 1:	155 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOSCA ROCCO A/CATHERINE -
Owner 2:	TRS/MOSCA FAMILY TRUST -
Street 1:	155 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	247,900		378,000	625,900
Total Card	0.092	247,900		378,000	625,900
Total Parcel	0.092	247,900		378,000	625,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.95 | /Parcel: 482.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76063
GIS Ref	
GIS Ref	
Insp Date	09/22/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0009.0

!9163!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,900	0	4,000.	378,000	625,900	625,900	Year End Roll	12/18/2019
2019	101	FV	207,800	0	4,000.	372,600	580,400	580,400	Year End Roll	1/3/2019
2018	101	FV	207,800	0	4,000.	286,200	494,000	494,000	Year End Roll	12/20/2017
2017	101	FV	207,800	0	4,000.	270,000	477,800	477,800	Year End Roll	1/3/2017
2016	101	FV	208,700	0	4,000.	248,400	457,100	457,100	Year End	1/4/2016
2015	101	FV	195,700	0	4,000.	232,200	427,900	427,900	Year End Roll	12/11/2014
2014	101	FV	195,700	0	4,000.	213,800	409,500	409,500	Year End Roll	12/16/2013
2013	101	FV	195,700	0	4,000.	213,800	409,500	409,500		12/13/2012

PRINT

Date	Time
12/10/20	23:40:21

LAST REV

Date	Time
11/20/17	14:44:35
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9163

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSCA ROCCO A/C	68438-274		11/18/2016		540,000	No	No		
MOSCA ROCCO A	51912-569		11/20/2008	Family	1	No	No		
KUSZEWSKI ROBER	42914-284		5/28/2004		427,500	No	No		
NIAKAROS JOHN/E	29289-458		10/29/1998		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	76063
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2017	1367	Insulate	5,122	C				
6/13/2017	674	Inter Fi	60,820	O				
12/4/2008	1221	Re-Roof	1,200					

ACTIVITY INFORMATION

Date	Result	By	Name
3/7/2017	SQ Returned	MM	Mary M
9/22/2016	Meas/Inspect	DGM	D Mann
11/20/2008	Meas/Inspect	189	PATRIOT
8/22/2004	MLS	MM	Mary M
5/11/2000	Inspected	276	PATRIOT
2/14/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	304563
Depreciation:	56649
Depreciated Total:	247914

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

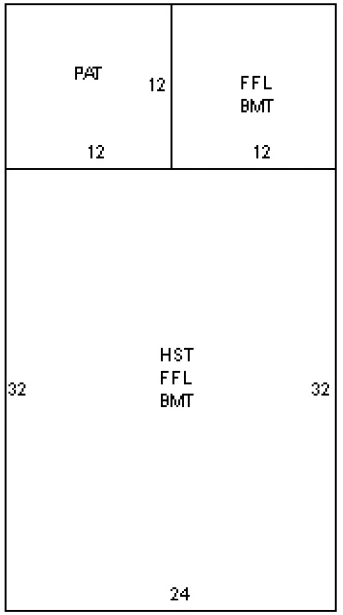
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.03
Special Features:	0	Val/Su Net:	105.40
Final Total:	247900	Val/Su SzAd	191.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	42.310	38,587
FFL	First Floor	912	141.030	128,623
HST	Half Story	384	141.030	54,157
PAT	Patio	144	4.830	695

Net Sketched Area:	2,352			Total:	
Size Ad	1296	Gross Are	3888	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: